

CORPORATE FORM  
WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of April, 1998, by and between Bowden Building Corporation a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and Mark L. Tatko and Paige C. Tatko, tenants by the entirety party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Olive Branch, County of DeSoto, State of Mississippi:

Lot 63, Section A, Fox Creek Subdivision, situated in Section 30, Township 1, South, Range 5 West, as shown on plat of record in Plat Book 56, Pages 28 and 29, in the Register's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Parcel No. 1059-3005.0-00063.00

Being part of the same property conveyed to Grantor herein as shown in Book 327, Page 159 in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

except for subdivision restrictions, building lines and easements of record as shown in Plat Book 56, Pages 28 and 29, Easements of record as shown in Book 213, Page 753, Book 213, Page 756, Book 213, Page 759, Book 213, Page 762, Book 213, Page 765, Book 222, Page 89, Book 222, Page 93, Book 222, Page 96, Book 222, Page 100, Book 222, Page 103 and Book 222, Page 106, all in said Register's Office and except for 1998 Olive Branch City taxes and 1998 DeSoto County taxes not yet due and payable.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to, and whenever pronouns occur herein they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Bowden Building Corporation  
By: *Ryan B. Byrne*  
Ryan B. Byrne, Assistant Secretary

STATE MS. - DESOTO CO.

MAY 18 3 31 PM '98

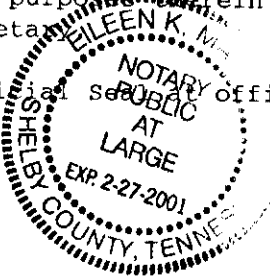
BK 333 PG 455  
W.F. DAVIS CLK.

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan E. Byrne with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Assistant Secretary (or other officer authorized to execute the instrument) of Bowden Building Corporation the within named bargainor, a corporation, and that he as such Assistant Secretary executed the foregoing instrument for the purposes herein contained by signing the name of the corporation by himself as Assistant Secretary.

WITNESS my hand and Official Seal of office this 24th day of April, 1998.

My commission expires:



*[Signature]*  
Notary Public

Property address 7256 Hunter's Forest Drive  
Olive Branch, MS 38654

Grantor's Address 1352 Cordova Road  
Germantown, TN 38138  
Phone No. 758-6200  
Phone No. 758-6244

Grantee's Address 7256 Hunter's Forest Drive  
Olive Branch, MS 38654  
Phone No. 601-344-3239  
Phone No. NA

Mail tax bills to, (Person or Agency responsible for payment of taxes)  
FT Mortgage Companies dba First Tennessee Mortgage  
P.O. Box 146  
Memphis, TN 38101

This instrument prepared by:  
Southern Escrow Title Company  
7515 Corporate Centre Drive  
Germantown, TN 38138

State tax \_\_\_\_\_ \$ \_\_\_\_\_  
Register's fee \_\_\_\_\_ .50  
Recording fee \_\_\_\_\_ 4.00  
Total \_\_\_\_\_

T.G. # Lawyers Title Company 391628  
Return to: Southern Escrow Title Company  
7515 Corporate Centre Drive  
Germantown, TN 38138

901-754-2080

(FOR RECORDING DATA ONLY)